PT OF LOT 7
IN OR 1377/1649
SUB OF SEC 30 PB 1/5

POTOCHNIK ROBERT B & MARY N
1668 CLINCH DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

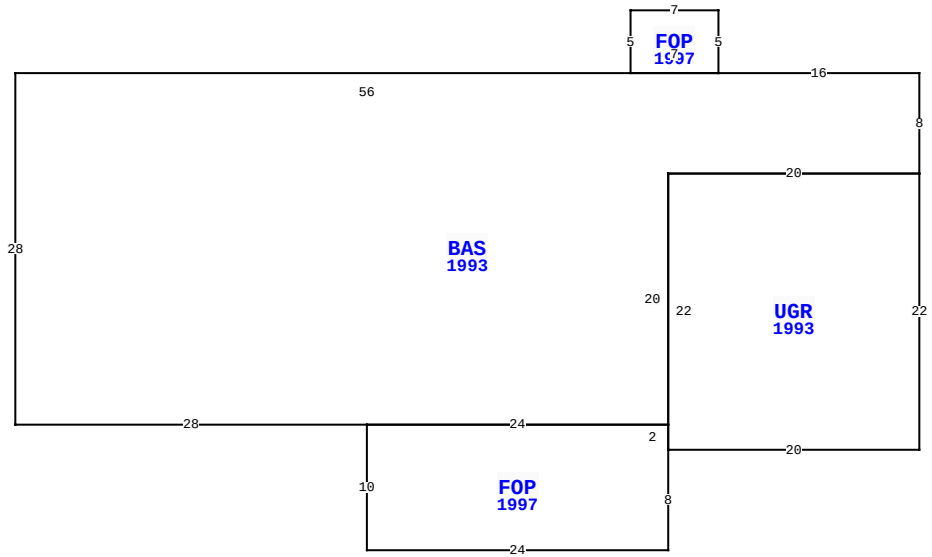
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1993	1,616	134,613
FOP	35	30	1997	10	833
FOP	240	30	1997	72	5,998
UGR	440	45	1993	198	16,493
TOTALS	2,331			1,896	157,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,896	122.5000	122.50	232,260	1963	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1616 HX Base Yr 2006



1668 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		157,937
TOTAL MARKET OB/XF VALUE		4,066
TOTAL LAND VALUE - MARKET		111,650
TOTAL MARKET VALUE		273,653
SOH/AGL Deduction		107,516
ASSESSED VALUE		166,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,415
TOTAL JUST VALUE		273,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E962755	CHNGE SRVC	0	01/01/1996
M961648	H/AC	0	01/01/1996
R960471	REPAIR/RRF	8,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1649	12/30/2005	WD	Q	I		115,000
GRANTOR: POTOCHNIK JOHN B & NO						
GRANTEE: POTOCHNIK ROBERT B						
0103/0331	1/01/1970	TA	U	I		23,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1997] N5 W7 S5 E7 $ W56 S28 E28 FOP=[YR=1997] S10 E24 N8 UGR=[YR=1993] E20 N22 W20 S22 $ N2 W24 $ E24 N20 E20 N8 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1997	1997	3	72	243	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
3	0350	CARPORT WD	0	100	15	29	435.00	SF	13.00	13.00	100	1997	1997	3	20	1,131	
4	0858	SCULP CONC	0	100	0	0	94.00	SF	13.00	13.00	100	1997	1997	3	91	1,112	

LAND DESCRIPTION

TOTAL OB/XF 4,066

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-	200.00	150.00	0.55	AC		1.00	1.00	1.45	140,000.00	203,000.00	111,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.55 Total Land Value: 111,650 Market: 0 Agricultural: 0 Common: 111,650 PRINTED 07/30/2025 BY SYS